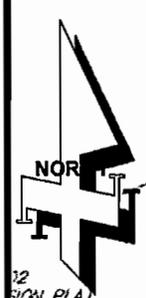
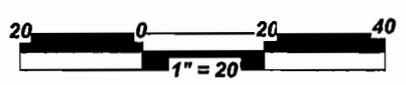


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 ZONING DIVISION



TOTAL LOT: 0.36 ACRES OR 15501 SQ FT  
 LOT COVERAGE CALCULATIONS:  
 EXISTING IMPERVIOUS: 5913 SQ FT  
 STONE STEPS AND PATH TO BE REM: (87 SQ FT)  
 PROP POOL AND SPA (H2O): 503 SQ FT (NOT INCLUDED IN TOTAL)  
 PROP POOL DECK: 420 SQ FT  
 STONE WALLS AND STEPS: 40 SQ FT  
 PROP STONE COPING: 115 SQ FT  
 PROP POOL EQUIP: 32 SQ FT  
 PROPOSED COVERAGE: 6433 SQ FT OR 41.5%



**SITE PLAN FOR:**  
**DAWSON**  
 4411 CHAPEL HILL GROVE  
 MARIETTA GA 30062  
 404-455-9665

**LOCATED IN:**  
 LL: 183 AND 184  
 DIST: 16<sup>TH</sup> SECT: 2<sup>ND</sup>  
 LOT: 13 HIGHLANDS AT WESLEY  
 CHAPEL  
 COBB CO  
 GEORGIA

**CONTRACTOR:**  
 PREMIER POOLS  
 3502 SIXES RD  
 CANTON GA 30114

**APPLICANT:** Joseph Dawson

**PETITION No.:** V-4

**PHONE:** 404-992-4466

**DATE OF HEARING:** 1-10-2018

**REPRESENTATIVE:** Jason M. Smith

**PRESENT ZONING:** R-15

**PHONE:** 404-992-4466

**LAND LOT(S):** 183, 184

**TITLEHOLDER:** Kathleen A. Dawson and Joseph A. Dawson

**DISTRICT:** 16

**PROPERTY LOCATION:** At the northern terminus of Chapel Grove Lane, north of Chapel Grove Drive (4411 Chapel Grove Lane).

**SIZE OF TRACT:** 0.36 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Increase the maximum allowable impervious surface from the required 35% to 42%.

**OPPOSITION:** No. OPPOSED \_\_\_\_\_ PETITION No. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**BOARD OF APPEALS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Joseph Dawson

**PETITION No.:** V-4

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No part of wall or any structure and or component of pool to be in 20' drainage easement.

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** The proposed improvements will exceed the allowable impervious coverage limit by 1,008 square feet. Approval should be subject to installation of dry-well(s) to mitigate the impervious overage with a site plan to be approved by Stormwater Management Division prior to permitting. Use of pervious pavers for the pool decking would reduce the required impervious coverage variance to 40.4%.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

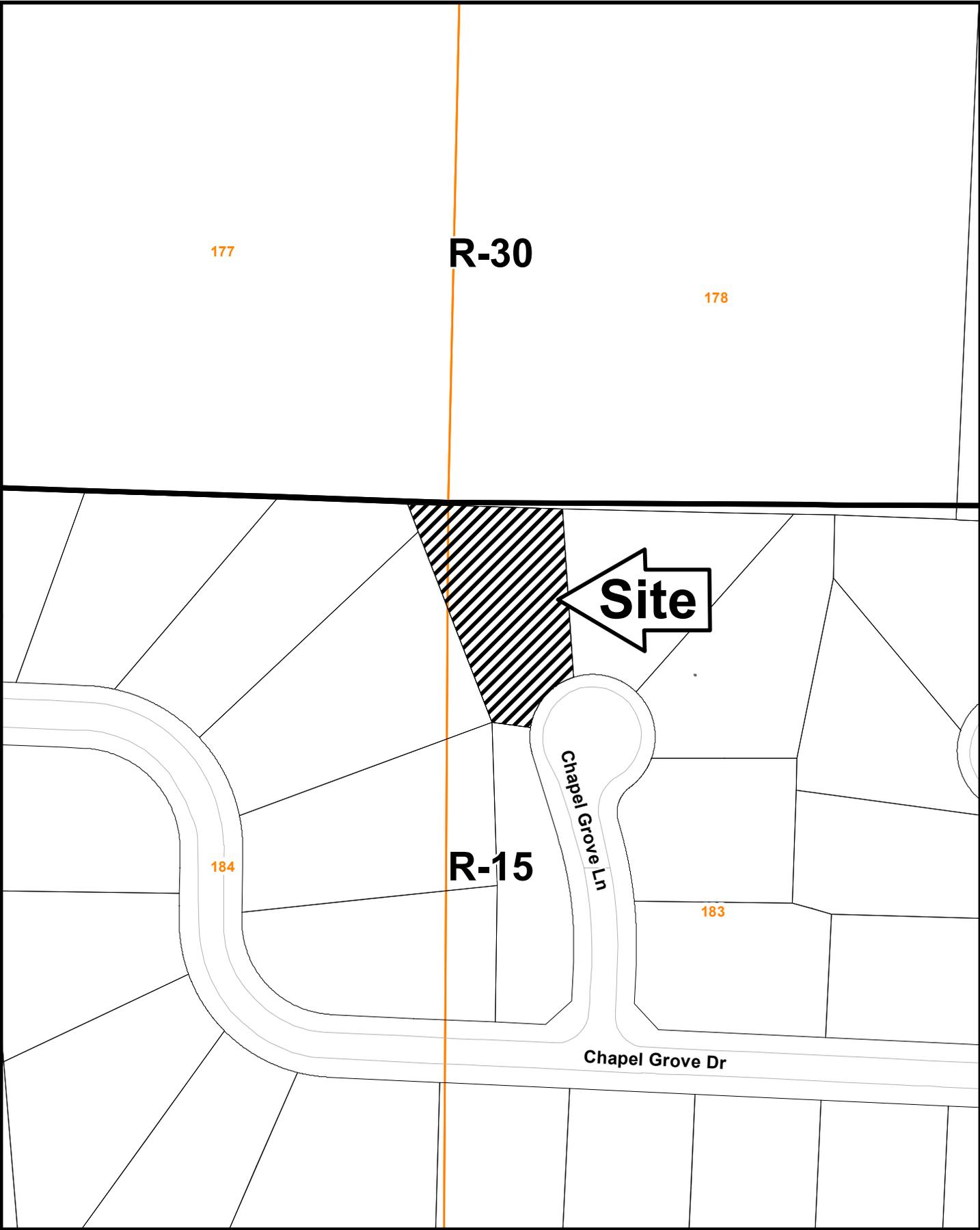
**SEWER:** No conflict.

**APPLICANT:** Joseph Dawson **PETITION No.:** V-4

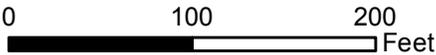
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**FIRE DEPARTMENT:** No comments.

# V-4 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

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# Application for Variance Cobb County

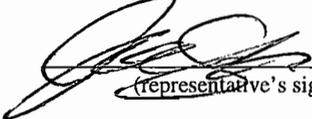
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

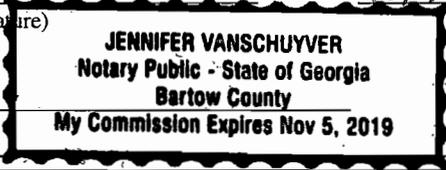
Application No. V-4  
Hearing Date: 1-10-18

Applicant: JOSEPH 'DAWSON' Phone # 404-992-4466 E-mail premierpools@yahoo.com

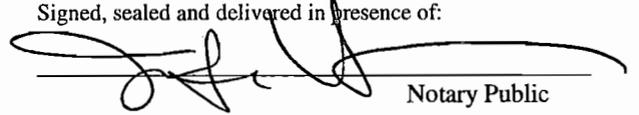
Jason M. Smith Address 3502 Sixes Road, Ste 108  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature)

Phone # 404-992-4466 E-mail premierpools@yahoo.com



Signed, sealed and delivered in presence of:

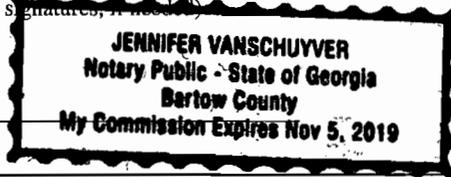
  
Notary Public

My commission expires: \_\_\_\_\_

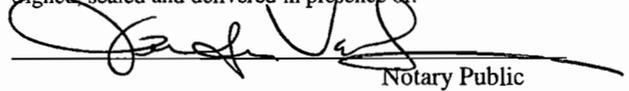
Titleholder: Joseph/Kathleen Dawson Phone # 404-936-1169 E-mail jodawson@us.ibm.com

Signature:  Address: 4411 Chapel Grove Lane, Marietta, GA  
(attach additional signatures, if needed) (street, city, state and zip code)

Kathleen Dawson



Signed, sealed and delivered in presence of:

  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property R-15

Location 4411 Chapel Grove Lane, Marietta, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 183 : 184 District 16th Size of Tract .36 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property  Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

House w/ driveway from date of construction already exceeded the allowable 35% of lot coverage. Existing impervious is at 38.2%. BEFORE any pool/patio consideration

List type of variance requested: Requesting increase above 35% buildable coverage area to allow for a swimming pool.